

Affordability Requirements for Developments with Affordable Units in Conformance with Sec. 4.08 of the Zoning By-Law												
		2012		updated: 12/1/11 (as per LIP requirements)	assumptions	(to be adjusted annually or based upon the particular project)						
					conclusions							
A. BASIC ASSUMPTIONS												
1	DEFINITION OF INCOMES LEVELS			persons / household	1	2	3	4	5	6	7	8
	source of information: U.S. Dept. of Housing & Urban Development - (actual published numbers 12/1/11; not always true ratios)											
		50%	of SMSA median (as provided by HUD)		\$34,250	\$39,150	\$44,050	\$ 48,900	\$52,850	\$56,750	\$ 60,650	\$ 64,550
		80%	of SMSA median (as provided by HUD)		\$45,500	\$52,000	\$58,000	\$65,000	\$70,200	\$75,400	\$ 80,600	\$ 85,800
		100%	of SMSA median		\$68,500	\$78,300	\$88,100	\$97,800	\$105,700	\$113,500	\$121,300	\$129,100
		110%	of SMSA median		\$75,350	\$86,130	\$96,910	\$107,580	\$116,270	\$124,850	\$133,430	\$142,010
2	TARGET INCOMES FOR EACH INCOME RANGE, IN ORDER TO ESTABLISH A MARKETING WINDOW											
	< 50%	40%	of SMSA median		\$27,400	\$31,320	\$35,240	\$39,120	\$42,280	\$45,400	\$48,520	\$51,640
	< 80%	70%	of SMSA median (to be updated as per LIP guidelines)		\$40,513	\$46,331	\$52,106	\$57,881	\$62,519	\$67,156	\$71,794	\$90,370
	< 100%	90%	of SMSA median		\$61,650	\$70,470	\$79,290	\$88,020	\$95,130	\$102,150	\$109,170	\$116,190
	<110%	100%	of SMSA median		\$75,350	\$86,130	\$96,910	\$107,580	\$116,270	\$124,850	\$133,430	\$142,010
3	AFFORDABILITY RATIO: percentage of income spent on housing costs					30%			of gross income			
	(this may be modified, depending upon what is included in condo fee)											
4	MONTHLY GROSS INCOME AVAILABLE FOR HOUSING COSTS, by no. of persons and target income level ( formula: income x affordability ratio / 12)											
			persons / household		1	2	3	4	5	6	7	8
		< 50%			\$685	\$783	\$881	\$978	\$1,057	\$1,135	\$1,213	\$1,291
		< 80%			\$1,013	\$1,158	\$1,303	\$1,447	\$1,563	\$1,679	\$1,795	\$2,259
		< 100%			\$1,541	\$1,762	\$1,982	\$2,201	\$2,378	\$2,554	\$2,729	\$2,905
		<110%			\$1,884	\$2,153	\$2,423	\$2,690	\$2,907	\$3,121	\$3,336	\$3,550
5	NUMBER OF PERSONS PER BEDROOM				bedrooms	0	1	2	3	4		
			persons/bedroom		no. of brs + 1	1	2	3	4	5		
B. RENTAL UNITS												
			bedrooms / unit	SRO	0	1	2	3	4			
1	UTILITY ALLOWANCE: credit towards tenant's housing contribution for utilities paid directly by the tenant					\$ 39	\$ 51	\$ 68	\$ 83	\$104		
	in accordance with a schedule developed and modified, from time to time (9/1/10), by the Brookline Housing Authority; this case assumes tenant pays unit electric for lights and cooking gas.											
2	AFFORDABLE RENTS											
	formula: gross income available for housing (A.4.) for no of persons per unit (A.5.)				<50%	\$646	\$ 732	\$813	\$ 895	\$953		
	- utility allowance (B.1.)				<80%	\$974	\$ 1,107	\$1,235	\$ 1,364	\$1,459		
					<100%	\$1,502	\$ 1,711	\$1,914	\$ 2,118	\$2,274		
3	SECTION 8 VOUCHER RENTS:		Brookline Payment Standard (10/1/10)		\$ 1,034	\$ 1,299	\$ 1,378	\$ 1,618	\$ 1,935	\$ 2,127		
	minus utility allowance				\$ 1,260	\$ 1,327	\$ 1,550	\$ 1,852	\$ 2,023			
C. CONDOMINIUM UNITS												
1	OPERATING COST ASSUMPTIONS:											
			bedrooms / unit		0	1	2	3	4			
	condo fee (including water & sewer, utilities, bldg insurance, replacement reserve, repairs)					\$250	\$325	\$375	\$425	\$475		
	property tax : fy2011				tax rate 0.01130	<80%	\$10	\$11	\$12	\$14	\$15	
	formula: circular based on final sales price				homeowner exemption \$ 162,607	<100%	\$19	\$37	\$57	\$77	\$93	
	(minimum tax: tax rate x 10% of sales price)					<110%	\$60	\$84	\$110	\$136	\$156	
	private mortgage insurance				0.78%	<80%	\$67	\$73	\$81	\$90	\$96	
						<100%	\$113	\$125	\$138	\$151	\$161	
						<110%	\$140	\$155	\$172	\$189	\$203	
2	CASH AVAILABLE FOR MONTHLY DEBT SERVICE											
	formula: gross income available for housing (A.4.) for no of persons per unit (A.5.),				<80%	\$686	\$749	\$834	\$919	\$978		
	minus condo fee and real estate tax (C.1.).				<100%	\$1,159	\$1,275	\$1,412	\$1,547	\$1,649		
					<110%	\$1,433	\$1,589	\$1,765	\$1,939	\$2,073		
3	MORTGAGE AMOUNT WHICH CAN BE AMORTIZED		ASSUMING interest @		7.0%	<80%	\$103,055	\$112,572	\$125,322	\$138,071	\$146,981	
			amortization / term @		30	<100%	\$174,141	\$191,684	\$212,240	\$232,525	\$247,927	
	formula: present value of cash available for debt service (C.2.)					<110%	\$215,435	\$238,885	\$265,349	\$291,482	\$311,646	
4	SALES PRICE		ASSUMING financing @		95%	<80%	\$108,478	\$118,497	\$131,918	\$145,338	\$154,717	
	formula: mortgage amount (C.3.) divided by financing percent.					<100%	\$183,307	\$201,772	\$223,410	\$244,763	\$260,976	
						<110%	\$226,774	\$251,458	\$279,315	\$306,823	\$328,049	